

C10

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2011-0154.SH

**Z.A.P. DATE:** July 17, 2012  
July 3, 2012

**SUBDIVISION NAME:** Thornbury II

**AREA:** 67.233 acres

**LOTS:** 346

**OWNER/APPLICANT:** Travis Blue Goose Ltd.  
(Brian Saathoff)

**AGENT:** Lakeside Engineers  
(Chris Ruiz)

**ADDRESS OF SUBDIVISION:** Blue Goose Road

**GRIDS:** Q-28/29

**COUNTY:** Travis

**WATERSHED:** Decker Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** PUD

**PROPOSED LAND USE:** Single Family, R.O.W., Open Space

**SIDEWALKS:** Sidewalks are required on both sides of all interior streets and subdivision side of external roads as indicated on the plan.

**DEPARTMENT COMMENTS:** The request is for approval of a preliminary plan, namely Thornbury II. The proposed preliminary plan is composed of 346 (338 of these are to be small lot residential) lots on 67.233 acres.

This plan falls within the Manor I.S.D. area.

The plan includes trails as per Third Amendment to Austin M.U.D.s 1, 2 and 3 (See "Exhibit A" attached).

**STAFF RECOMMENDATION:** Staff recommends approval of this preliminary plan. This plan meets all applicable City of Austin Land Development and State Local Government requirements.

**ZONING AND PLATTING COMMISSION ACTION:** 7/3/12: Postponed to 7/17/12 at applicant's request. (4-0)

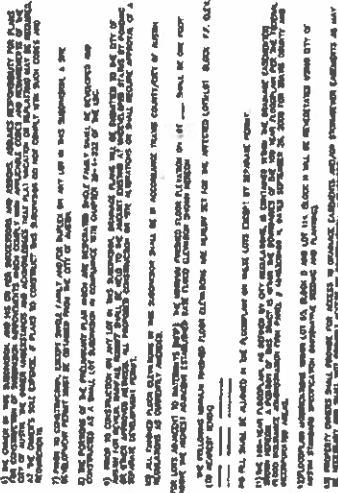
**CASE MANAGER:** Sylvia Limon  
Email address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767

This is a detailed plat map of a portion of the City of St. Louis, Missouri. The map shows a grid of lots, many of which are numbered. A large area on the left side of the map is hatched with diagonal lines, indicating a specific land use or ownership. The map includes several streets, including 'ST. MARY'S', 'ST. MICHAEL'S', and 'ST. ANNE'S'. A large number '2' is written in the top right corner of the map.



This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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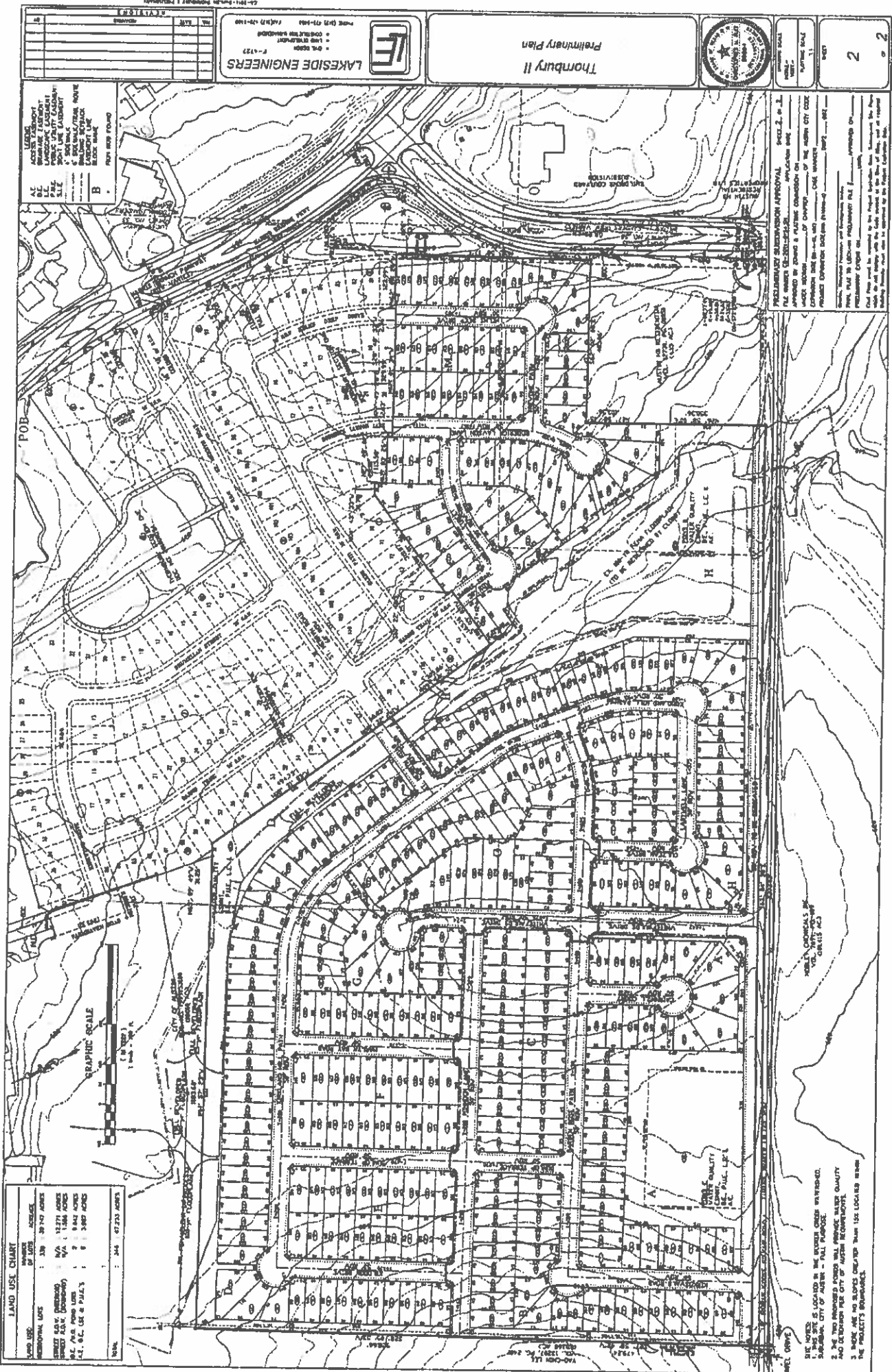
**LOCATION MAP**  
City of Austin (Full Purpose)  
Quadd: Q-29, Quadd: Q-  
Decker Creek Watershed (  
APPROVED SER's 3082 &

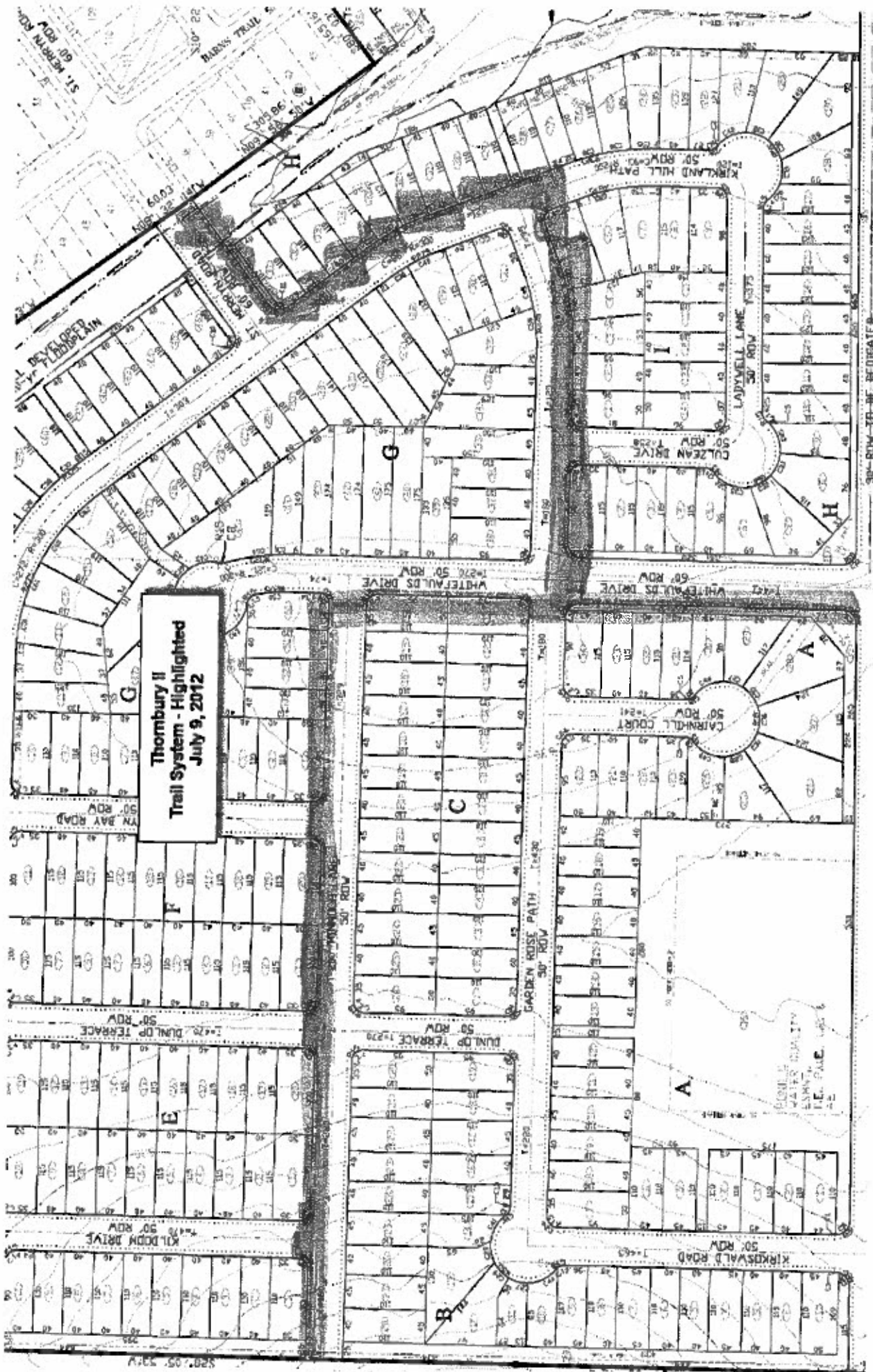
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Thornbury II  
Trail System - Highlighted  
July 9, 2012

EXHIBIT "A" ①

C10  
5/10

C10  
6

## LEGEND

A.E.

ACCESS EASEMENT

D.E.

DRAINAGE EASEMENT

L.E.

LANDSCAPE EASEMENT

P.U.E.

PUBLIC UTILITY EASEMENT

S.L.E.

SIGHT LINE EASEMENT

.....

4' SIDEWALK



6' SIDEWALK / TRAIL ROUTE



BUILDING SETBACK



EASEMENT LINE

B

BLOCK NAME

EXHIBIT 'A' ③

7/10  
C



# PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council, the scheduled date of the public hearing, the Case Number, and the contact person listed on the notice.

Case Number: C8-2011-0154.SH

Contact: Sylvia Limon, 512-974-2767

Yolanda Parada, 512-974-2784

Public Hearing: Zoning and Platting Commission, July 3, 2012

John McLaughlin, Sr. VP

Austin HB Residential Properties, L.P.

Your Name (please print)



All properties owned by Austin HB Residential Properties, L.P. are subject to the City of Austin's Planning and Development Department's Branch PUD

*John McLaughlin, Sr.*

Signature

6-20-12

Daytime Telephone: 512-415-7600

Comments: The proposed preliminary plan does not appear to conform with certain requirements of the Austin Branch PUD. Specifically, the requirements of the City of Austin's Planning and Development Department's Branch PUD are not being followed.

This document is not a final decision. It is a preliminary plan for the proposed development. It is subject to review and approval by the City of Austin's Planning and Development Department. The City of Austin's Planning and Development Department will review the plan and make any necessary changes. The City of Austin's Planning and Development Department will also conduct a public hearing on the plan. The City of Austin's Planning and Development Department will make a final decision on the plan. The City of Austin's Planning and Development Department will also make a final decision on the plan.

If you use this form to comment, it may be returned to: City of Austin - Planning & Development Review Dept. 1/4 Floor Sylvia Limon P. O. Box 1088 Austin, TX 78767-8810

However, this PD should be corrected for inclusion by the PUD requirement.

*Wes*